

HEARINGS: Planning & Zoning Commission: December 10, 2007
Local Planning Agency: January 9, 2008
Board of County Commissioners: January 9, 2008
Board of County Commissioners:

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: CPAM 07-10

PURPOSE: Amend the Future Land Use Map Series by amending the Coastal High Hazard Area Map and amending the Coastal Management Element, all a part of the Hernando County Comprehensive Plan.

**GENERAL
LOCATION:** Countywide

**LEGAL
DESCRIPTION:** Countywide

FILE STATUS: All requirements necessary to conduct the public hearing have been satisfied.

**CITIZEN
RESPONSE:** Correspondence received as of the date of this report? Yes No

DESCRIPTION OF PROPOSED PROJECT AND AMENDMENTS:

During the 2006 Legislative Session, the Florida Legislature passed House Bill 1359, which amended Section 163.3178 F.S. pertaining to the Coastal Management Element of local Comprehensive Plans. Section 163.3178(2)(h) F.S. states in part, "The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model." Section 163.3178(9)(c) F.S. states in part, "No later than July 1, 2008, local governments shall amend their future land use map and coastal management element to include the new definition of coastal high-hazard area and to depict the coastal high-hazard area on the future land use map." Prior to 2006, the statutory definition of the coastal high-hazard area was the evacuation area for a category 1 hurricane.

The current high hazard area line is US 19, which was selected by the Hurricane Evacuation studies as a matter of convenience for emergency management and public safety officials. It did not have a direct correlation to the actual risks that would be encountered by the flooding risks of a category 1 storm. The high-hazard line defines a geographic area within which policies in the Coastal

Management Element of the County's Comprehensive Plan require additional restrictions placed on potential development. These policies are found in Objective 5.02B of the Comprehensive Plan.

Under the adopted version of the high-hazard area, such developments as the Waters, River Run, River Country Estates, the Heather, and Glen Lakes are located in the high-hazard area defined as US 19, but because of their elevation, are not subject to the storm surge risk from a category 1 storm according to the latest SLOSH model.

To be consistent with the 2006 Legislation and to meet the July 1, 2008, deadline imposed by the Statute, the proposal is to adopt a revised Coastal High Hazard Area map that uses the SLOSH model elevation for the definition of the Coastal High-Hazard Area. In addition, Policy 5.02B(1) of the County's Comprehensive Plan must be amended to be consistent with the definition contained in Section 163.3178(2)(h). The language in the revised policy is proposed as follows:

Policy 5.02B(1): Hernando County will establish a coastal high hazard area within which the transfer of development rights is permitted and density is limited to one (1) unit per acre unless the parcel is an existing lot of record or part of a vested development. As defined herein, the coastal high hazard area is the evacuation zone for a Category 1 Hurricane area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission conduct a public hearing on the proposed changes to the High Hazard Area map and Coastal Management Policy and recommend to the Local Planning Agency and the Board of County Commissioner that the amendment, CPAM-07-10, be transmitted to the Department of Community Affairs and Agencies for review.